

000129

STRIKEOUT ORDINANCE

OLD LANGUAGE: STRIKEOUT  
 NEW LANGUAGE: UNDERLINE

(O-2007-160)

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING SAN DIEGO MUNICIPAL CODE, BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4, BY AMENDING TABLE 131.04D AND SECTION 131.0447; BY AMENDING CHAPTER 13, ARTICLE 2, DIVISION 8, BY AMENDING SECTION 132.0802 AND TABLE 132-08A; AND, BY AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5, BY AMENDING SECTION 142.0520, BY ADDING SECTION 142.0521, AND BY AMENDING SECTION 142.0560; ALL RELATED TO THE REGULATION OF THE DEVELOPMENT OF SINGLE DWELLING UNITS IN RESIDENTIAL-SINGLE UNIT ZONES.

§131.0431 Development Regulations of Residential Zones

Table 131-04D  
 Development Regulations of RS Zones

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones									
		RS-									
		1-	1-	1-	1-	1-	1-	1-			
		1st & 2nd >>	3rd >>	4th >>	1	2	3	4	5	6	7
Max permitted density (DU per lot)		1	1	1	1	1	1	1	1	1	1
Min lot area (sf)		40,000	20,000	15,000	10,000	8,000	6,000	5,000			
Min lot dimensions											
Lot width (ft)		100	80	75	65	60	60	50			
Street frontage (ft) [See Section 131.0442(a)]		100	80	75	65	60	60	50			
Lot width (corner) (ft)		110	85	80	70	65	65	55			
Lot depth (ft)		100	100	100	100	100	95	95			
Setback requirements											
Min Front setback (ft) [See Section 131.0443(a)(1)]		25 <sup>(1)</sup>	25 <sup>(1)</sup>	20 <sup>(1)</sup>	20 <sup>(1)</sup>	20 <sup>(1)</sup>	15 <sup>(1)</sup>	15 <sup>(1)</sup>			
Min Side setback (ft)		10 <sup>(2)</sup>	10 <sup>(2)</sup>	6 <sup>(2)</sup>	6 <sup>(2)</sup>	6 <sup>(2)</sup>	5 <sup>(2)</sup>	4 <sup>(2)</sup>			
Min Street side setback (ft)		10 <sup>(2)</sup>									

000150

Min Rear setback (ft)	(3)	(3)	(3)	(3)	(3)	(3)	(3)
	25	25	20	20	20	15	13
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]	applies						
Max structure height (ft)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
	24/30	24/30	24/30	24/30	24/30	24/30	24/30

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
		RS-						
		1-	1-	1-	1-	1-	1-	1-
		1	2	3	4	5	6	7
1st & 2nd >>								
3rd >>								
4th >>								
Lot coverage for sloping lots [See Section 131.0445(a)]	applies							
Max floor area ratio	0.45	(5) varies	(5) varies	(5) varies	(5) varies	(5) varies	(5) varies	
Max paving/ hardscape [See Section 131.0447]	applies							
Accessory uses and structures [See Section 131.0448 (a),(b)]	applies							
Garage regulations [See Section 131.0449(a)]	applies							
Building spacing [See Section 131.0450]	applies							
Max third story dimensions [See Section 131.0460]	-	applies	applies	applies	applies	applies	applies	
Architectural projections and encroachments [See Section 131.0461(a)]	applies							
Supplemental requirements [See Section 131.0464(a)]	applies							
Diagonal plan dimension [See Section 131.0465]	-	-	-	-	-	-	applies	
Bedroom regulation	applies <sup>(7)</sup>							

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	Zones						
		RS-						
		1-	1-	1-	1-	1-	1-	1-
		8	9	10	11	12	13	14
1st & 2nd >>								
3rd >>								
4th >>								
Max permitted density (DU per lot)	1	1	1	1	1	1	1	
Min lot area (sf)	40,000	20,000	15,000	10,000	8,000	6,000	5,000	
Min lot dimensions								
Lot width (ft)	100	80	75	65	60	60	50	
street frontage (ft) [See Section 131.0442(a)]	100	80	75	65	60	60	50	
Lot width (corner) (ft)	110	85	80	70	65	65	55	
Lot depth (ft)	100	100	100	100	100	95	95	
Setback requirements								
Min Front setback (ft) [See Section 131.0443(a)(1)]	25	25	25	20	15	15	15	
Min Side setback (ft)	10	8	7	6	5	5	4	
Min Street side setback (ft)	20	15	15	10	10	10	10	
Min Rear setback (ft)	(b) 10	(b) 10	(b) 10	(b) 10	(b) 10	(b) 10	(b) 10	
Setback requirements for resubdivided corner lots [See Section 131.0443(i)]	applies	applies	applies	applies	applies	applies	applies	
Max structure height (ft)	35	35	35	35	35	35	35	
Lot coverage for sloping lots [See Section 131.0445(a)]	-	-	-	-	-	-	-	
Max floor area ratio [See Section 131.0446(b)]	0.45	0.60	0.60	0.60	0.60	0.60	0.60	
Max paving/ hardscape [See Section 131.0447]	applies	applies	applies	applies	applies	applies	applies	
Accessory uses and structures [See Section 131.0448 (a),(b)]	applies	applies	applies	applies	applies	applies	applies	
Garage regulations [See Section 131.0449(a)]	applies	applies	applies	applies	applies	applies	applies	
Building spacing [See Section 131.0450]	applies	applies	applies	applies	applies	applies	applies	
Max third story dimensions	-	-	-	-	-	-	-	

000131

Architectural projections and encroachments [See Section 131.0461(a)]	applies						
Supplemental requirements [See Section 131.0464(a)]	applies						
Diagonal plan dimension	-	-	-	-	-	-	-
Bedroom regulation	applies <sup>(1)</sup>						

Footnotes for Table 131-04D (1) through (6) [No change.]

7 On lots less than 10,000 square feet a single dwelling unit shall be limited to 6 bedrooms maximum

**§131.0447 Maximum Paving and Hardscape in Residential Zones**

Within the required front yard of Paving and hardscape on single dwelling unit lots located in the RE and RS zones, shall be minimized as follows:

- (a) the amount of paving and hardscape, including architectural projections, is The required front yard shall be limited to a maximum of 70 60 percent of the total required yard. paving and hardscape.
- (b) Within the required street yard paving and hardscape shall be limited to:
  - (1) A driveway with direct vehicular access to required off-street parking spaces located outside of the required setback in accordance with Section 142.0521,
  - (2) A walkway to facilitate pedestrian access to the dwelling unit, and
  - (3) Any decorative paving or hardscape that is not designed for vehicular access.
- (c) In order to maintain the character of the RS zone, paving and hardscape for vehicular use on lots less than 10,000 square feet, shall be further limited to off-street, surface parking for a maximum of 4 vehicles. Additional paving and hardscape shall be permitted for non-vehicular use or where necessary to provide vehicular access to garage parking.

**§132.0802 Where the Parking Impact Overlay Zone Applies**

(a) through (b) [No change.]

000132

Table 132-08A  
Parking Impact Overlay Zone Applicability

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
(1) Any <i>single dwelling unit development</i> located within the campus impact area	See the parking regulations in Sections <u>131.0447</u> , 142.0520, <u>142.0521</u> , and <u>142.0560</u>	No permit required by this division
(2) Any development located within the beach impact area and any <i>multiple dwelling unit development</i> located within the campus impact area	See the parking regulations in Sections <u>131.0447</u> , 142.0520, <u>142.0521</u> , 142.0525, 142.0530, 142.0535, 142.0540 and 142.0560	No permit required by this division
(3) Any eating and drinking establishment that is located in the beach impact area and in the CC-5-2, CC-5-4, or CC-3-5 zones	See the parking regulations in Section 142.0530 <sup>(b)</sup>	No permit required by this division

§142.0520 Single Dwelling Unit Residential Uses — Required Parking Ratios

The required number of *off-street parking spaces* for *single dwelling units* and related uses are shown in Table 142-05B.

Table 142-05B  
Minimum Required Parking Spaces for  
Single Dwelling Units and Related Uses

Type of Unit and Related Uses	Number of Required Parking Spaces
All <i>single dwelling units</i> , except those with five or more <i>bedrooms</i> in campus impact areas (See Chapter 13, Article 2, Division 8)	2 spaces per dwelling unit <sup>(1)</sup>
<i>Single dwelling units</i> with five or more <i>bedrooms</i> in campus impact areas (See Chapter 13, Article 2, Division 8)	1 space per <i>bedroom</i> or, for additions or modifications to existing structures, 1 space per added <i>bedroom</i> , whichever is less ( <u>previously conforming parking regulations in Section 142.0510(d) do not apply</u> ) (2)
Housing for senior citizens (maximum 1 bedroom)	1 space per dwelling unit

000133

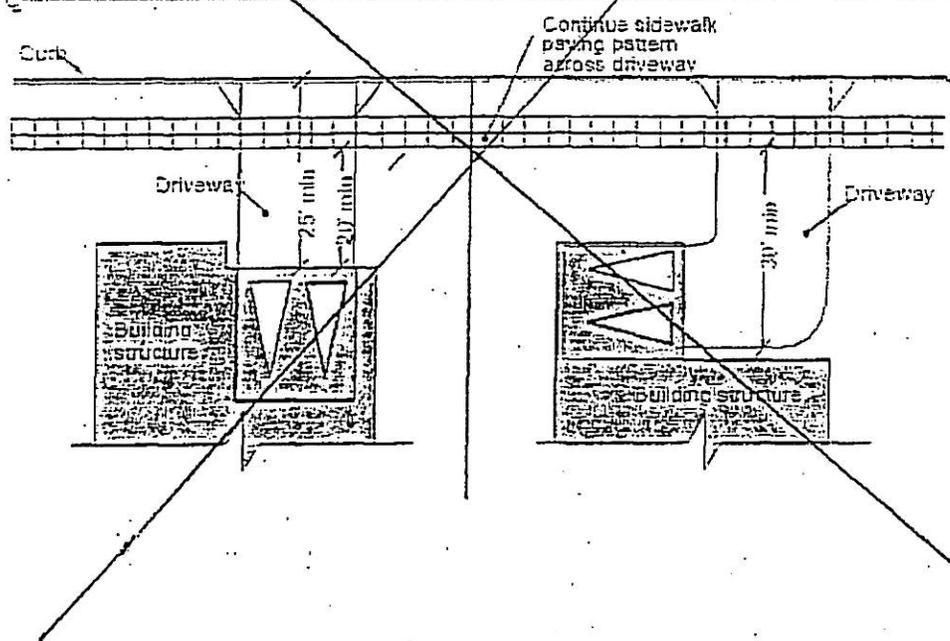
Footnote for Table 142-05B

<sup>1</sup> *Single dwelling units* that do not provide a driveway at least 20 feet long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A, shall provide two additional parking spaces. These parking spaces may be on-street, abutting the subject property, but shall conform to Section 142.0525(c)(4).

<sup>2</sup> In campus impact areas, new *single dwelling unit* development with 5 or more *bedrooms* shall provide a minimum of 2 parking spaces in a garage. Where an existing garage is proposed for conversion to habitable area, garage parking shall be replaced with an equivalent number of garage parking spaces on the *premises*.

000134

Diagram 141-05A  
Minimum Distance Between an Off-Street Parking Space  
and a Sidewalk or Curb Opening  
Street or common driveway



000135

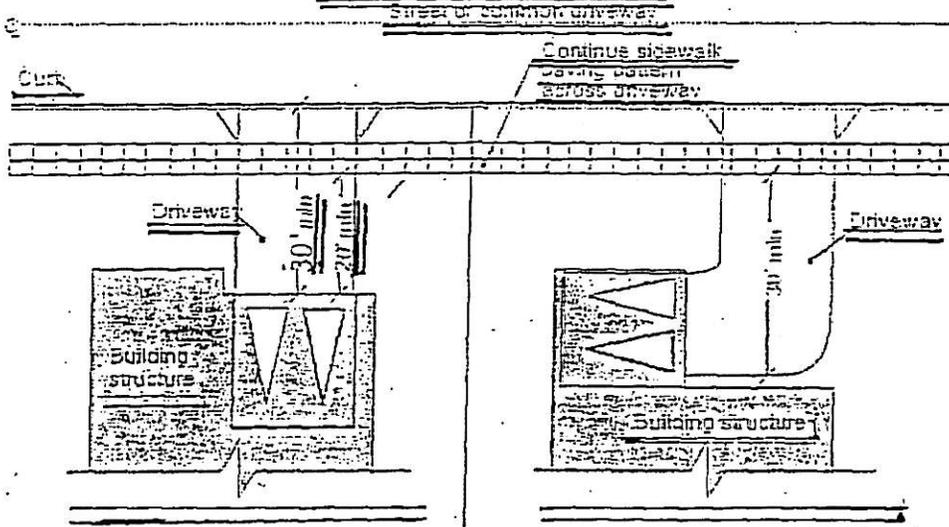
§142.0521 Parking Site Design for Single Dwelling Unit Residential Uses

Parking facilities for *single dwelling unit residential* uses shall be designed in accordance with the following:

- (a) *Single dwelling unit* developments shall meet the minimum parking requirement established by Section 142.0520.
- (b) Paving and *hardscape* for vehicular use shall be minimized in accordance with Section 131.0447.
- (c) Development and design of parking areas shall comply with Section 142.0560.
- (d) Driveway width (exclusive of driveway apron) shall comply with Section 142.0560. The driveway curb cut shall be located a minimum of 3 feet from the side property line to accommodate a standard driveway apron.
- (e) Beyond the driveway curb cut opening, the drive aisle width shall be a minimum of 10 feet and a maximum of 25 feet.
- (f) The minimum distance between a parking space and a sidewalk or curb opening shall comply with Diagram 142-05A.

000136

Diagram 141-65A  
Minimum Distance between an Off-Street Parking Space  
and a Sidewalk or Curb Opening



000137

§142.0560 Development and Design Regulations for Parking Facilities

(a) through (i) [No change in text.]

(j) Driveway and Access Regulations

- (1) Driveway width shall be determined based on the size of the lot, type of use proposed, and location inside or outside of the Beach Impact Area of the Parking Impact Overlay Zone. Refer to Tables 142-05L and 142-05M for the applicable minimum and maximum driveway widths.

Table 142-05L  
Driveway Width (Lots greater than 50 feet in Width)

Use	Minimum Width		Maximum Width (Outside of Beach Parking Impact Area of the Parking Impact Overlay Zone)		Maximum Width Beach Parking Impact Area
	One-Way	Two-Way	One-Way	Two-Way	Two Way
Detached Single Dwelling Unit	12 feet		25 feet		12 feet
Dwelling Unit in the RX Zone	12 feet		20 feet		12 feet
Multiple Dwelling Unit	14 feet	20 feet	20 feet	25 feet	20 feet
Nonresidential	14 feet	24 feet	20 feet	30 feet	25 feet

000138

Table 142-05M  
 Driveway Width (Lots 50 feet or less in width)

Use	Minimum Width		Maximum Width (Outside of Beach Parking Impact Area of the Parking Impact Overlay Zone)		Maximum Width Beach Parking Impact Area
	One-Way	Two-Way	One-Way	Two-Way	Two Way
Detached <i>Single Dwelling Unit</i>	12 feet		20 feet		12 feet
<i>Dwelling Unit in the RX Zone</i>	12 feet		20 feet		12 feet
<i>Multiple Dwelling Unit</i>					
2 units	12 feet		20 feet		12 feet
3-5 units	14 feet		20 feet		14 feet
6 or more units	14 feet	20 feet	20 feet	25 feet	20 feet
Nonresidential	14 feet	24 feet	20 feet	30 feet	25 feet

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